

RE: PETITION FOR ZONING VARIANCE  
36 S. Loreley Beach Road, 520'  
36 S. Loreley Beach Road  
11th Election District  
5th Councilmanic District  
Charles H. Wallis, et ux  
Petitioners

• BEFORE THE  
• DEPUTY ZONING COMMISSIONER  
• OF BALTIMORE COUNTY  
• Case No. 92-355-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Deputy Zoning Commissioner as a Petitioner for Zoning Variance in which the Petitioners request relief from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of three (3) recreational vehicles in the front yard in lieu of the one permitted recreational vehicle in the rear yard or side yard, at least 8 feet from the front foundation line of a building, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Charles H. Wallis, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 6019 Loreley Beach Road, consists of 17,250 sq.ft. more or less, zoned R.C. 2 and is improved with a single family dwelling. Also located on the property are an above-ground swimming pool, gazebo and accessory shed in the rear (waterfront) yard, as more particularly described on Petitioner's Exhibit 1. Said property is located within the Chesapeake Bay Critical Areas on Bird River. This property was the subject of previous Case No. 91-298-SHIA in which a special hearing determining that the waterfront side of the subject property is the rear yard was granted on March 1, 1991. The Petitioners filed the instant Petition to permit the storage of one (1) 20-foot camper trailer in the front yard. Testimony indicated

that the camper has been stored on the property in the front yard for the past six years because the side yards are too narrow. Petitioners have also requested permission to store two additional recreational vehicles in the front yard. However, Petitioners do not have any other recreational vehicles at this time and testified that their request was being made in the event they purchase a boat in the future. Petitioners testified that they have discussed the matter with their neighbors on both sides of the property and neither are opposed to the relief requested.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) upon completion of their review of this request. Based upon the comments submitted by DEPRM dated May 6, 1992, the relief requested does not propose any development activity on the subject property, such as the construction or substantial alteration of any residential structure, and therefore, is not subject to Critical Area Development Regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING  
Date 6/3/92  
By [Signature]

- 2 -

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance requested, as hereinafter modified, is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if a variance for the 20-foot camper is not granted. The testimony presented by the Petitioners indicated that the subject camper has existed on the property in the front yard for the past 6 years without prior complaint and to require strict compliance with the zoning regulations would result in practical difficulty for the Petitioners due to the narrow width of the side yards. However, the Petitioners' request to store two other recreational vehicles in the front yard shall be denied as the Petitioner was unable to prove the necessity for the additional request at this time. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested shall be granted in part and denied in part.

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Date 6/3/92  
By [Signature]

- 3 -

THHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of June, 1992 that a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of one (1) recreational vehicle in the front yard in lieu of the required rear yard or side yard, at least 8 feet from the front foundation line of the building, be approved, and as such, the Petition for Zoning Variance, as modified, is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The variance granted herein is limited to the existing 20-foot camper trailer or a similar replacement camper trailer. In the event the Petitioner wishes to store an additional recreational vehicle on the property, he must file a new Petition for approval from this Office.

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of three (3) recreational vehicles in the front yard in lieu of the one permitted recreational vehicle in the rear yard or side yard, at least 8 feet from the front foundation line of the building, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

TMK:bjs

[Signature]  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

- 4 -

Baltimore County Department of  
Zoning, Planning and Building

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 24, 1992

(410) 887-4386

Mr. & Mrs. Charles H. Wallis  
6019 Loreley Beach Road  
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE  
SW/S Loreley Beach Road, 520' SE of North Loreley Beach Road  
(6019 Loreley Beach Road)  
11th Election District - 5th Councilmanic District  
Charles H. Wallis, et ux - Petitioners  
Case No. 92-355-A

Dear Mr. & Mrs. Wallis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Rudcliffe at 887-3391.

Very truly yours,

[Signature]  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM

People's Counsel

File

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-355-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415.A.1 to permit storage of a maximum of 3 recreational vehicles in a front yard in lieu of the permitted 1 recreational vehicle in the rear or side yard.  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be established at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Charles H. Wallis

(Type or Print Name)

Charles H. Wallis

Signature

Vickie J. Wallis

(Type or Print Name)

Vickie J. Wallis

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

of \_\_\_\_\_ 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

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Date 6/3/92  
By [Signature]

(over)  
Zoning Commissioner of Baltimore County.

**ZONING DESCRIPTION - 92-355-A**

Property located on the Southwest side of Loreley Beach Road, 520' Southeast of North Loreley Beach Road (North Loreley Beach Road) THENCE SOUTHERLY 215 ± FT. THEN SOUTH EASTERLY 52 FT. ± THEN NORTHERLY 240 FT. ± THEN BACK TO THE POINT OF BEGINNING - N WESTERLY 50 FT. ± ALSO KNOWN AS 6019 LORELEY BEACH RD IN THE 11TH ELECTION DISTRICT.

CHW 3/17/92

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 410 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-355-A  
SW/S Loreley Beach Road, 520' (+/-) SE of North Loreley Beach Road  
11th Election District  
5th Councilmanic District  
Petitioner(s):  
Charles H. and Vickie J. Wallis  
Hearing Date: Friday, April 24, 1992 at 10:30 a.m.

Variance: to permit storage of a maximum of 3 recreational vehicles in a front yard in lieu of the permitted 1 recreational vehicle in the rear or side yard.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner of Baltimore County  
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, PLEASE CALL 887-3363, 4/28/92 April 2

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 4-2, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4-2, 1992

THE JEFFERSONIAN,

S. Zake Orlov  
Publisher

\$144.73

92-355-A



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date

Account: R 001-6150  
Number

Cashier Validation

Please Make Check Payable to Baltimore County \$35.00  
PA (011330AM)3-17-92

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date

Account: R 001-6150  
Number

Cashier Validation

Please Make Check Payable to Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 4/7/92

Charles H. and Vickie J. Wallis  
6019 Loreley Beach Road  
White Marsh, Maryland 21162

RE:

CASE NUMBER: 92-355-A  
SW/S Loreley Beach Road, 520' (+/-) SE of North Loreley Beach Road  
6019 Loreley Beach Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Charles H. and Vickie J. Wallis

Dear Petitioner(s):

Please be advised that \$74.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON  
DIRECTOR

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

MARCH 27, 1992

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-355-A  
SW/S Loreley Beach Road, 520' (+/-) SE of North Loreley Beach Road  
6019 Loreley Beach Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Charles H. and Vickie J. Wallis  
HEARING: FRIDAY, APRIL 24, 1992 at 10:30 a.m.

Variance to permit storage of a maximum of 3 recreational vehicles in a front yard in lieu of the permitted 1 recreational vehicle in the rear or side yard.

Zoning Commissioner of  
Baltimore County

cc: Charles and Vickie Wallis

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

APRIL 3, 1992

## NOTICE OF POSTPONEMENT

CASE NUMBER: 92-355-A  
PETITIONER(S): CHARLES AND VICKIE WALLIS  
LOCATION: 6019 LORELEY BEACH ROAD

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON APRIL 24, 1992, HAS BEEN POSTPONED AT THE REQUEST OF CHARLES WALLIS, PETITIONER.

NOTICE OF THE NEW HEARING DATE WILL BE FORWARDED.

Arnold Jablon  
Director

cc: \*Charles and Vickie Wallis

\*ENCLOSED PLEASE FIND A POSTPONEMENT STICKER TO BE PLACED ON THE ZONING SIGN.

AJ:ggg

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 14, 1992

Mr. & Mrs. Charles H. Wallis  
6019 Loreley Beach Road  
White Marsh, MD 21162

RE: Item No. 370, Case No. 92-355-A  
Petitioner: Charles H. Wallis, et ux  
Petition for Zoning Variance

Dear Mr. &amp; Mrs. Wallis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
17th day of March, 1992.

ARNOLD JABLON  
DIRECTOR

Received By:

Chairman,  
Zoning Plans Advisory Committee

Petitioner: Charles H. Wallis, et ux

Petitioner's Attorney:

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BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: April 9, 1992

FROM: Ervin McDaniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from the Zoning Advisory Committee  
Dated March 30, 1992

The Office of Planning has no comment on the following petitions.

J.C. Sevier and Wendy Sevier, Item No. 363  
Ailina Moore and Adolfinia Arias, Item No. 366  
Orville Jones, Item No. 367  
Orville Jones, Item No. 368  
Orville Jones, Item No. 369  
Charles H. Wallis and Vickie J. Wallis, Item No. 370  
Yvonne E. Hume, Item No. 371  
James J. Casserly, Jr., Item No. 373  
George Anagnostou and Nikki Anagnostou, Item No. 374  
Frank W. Carman, Item No. 381  
Arthur Smith and Arlene Smith, Item 382

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/FM:rdn  
363.ZAC/ZAC1

APR 10 1992

ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 1, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rabee J. Famill

SUBJECT: L.A.C. Comments

D.A.C. MEETING DATE: March 30, 1992

This office has no comments for item numbers 363, 366, 367, 368, 369,  
370, 371, 372, 374, 375, 377, 378, 379, 380, 381 and 382.

*Rabee J. Famill*  
Rabee J. Famill  
Traffic Engineer II

RJP/lvd

RECEIVED  
APR 1 1992

Baltimore County Government  
Fire Department

300 East Joppa Road, Suite 901  
Towson, MD 21204-1500

APRIL 2, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CHARLES H. WALLIS & VICKIE J. WALLIS  
Location: #6019 LORELEY BEACH ROAD  
Item No.: 370 (JLL) Zoning Agenda: MARCH 30, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 3, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for March 30, 1992

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 363, 366, 367, 368, 369, 370, 371, 372, 374,  
376, 377, 378, 379, 380, 381 and 382.

For Item 362, the parking space that is shown in the  
Grendon Avenue widening should not be counted in the  
variance request.

For Items 373 and 375, we think that these sites are  
subject to Division II of the Development Regulations.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAK:s

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: May 12, 1992  
Zoning Administration and  
Development Management

FROM: Mr. J. Lawrence Pilson, DEPRM *[Signature]*

SUBJECT: Zoning Item #370 92-355-A 4/14/92  
6019 Loreley Beach Road

The Environmental Impact Review Division has the following comments:

See attached Chesapeake Bay Critical Area Findings for the proposed  
Zoning Variance and a Memo pertaining to a previous Findings for Case No.  
91-258-SPHA for the same property.

JLP:sp  
Attachments  
cc: Ms. Susan Overstreet

JABLON7/TXTS6P

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director DATE: May 6, 1992  
Office of Zoning Administration  
and Development Management

FROM: J. James Dieter, Director

SUBJECT: Zoning Variance Item 370

All development activities which take place after the date of  
Critical Area Program approval must comply with Critical Area  
Regulations. The enclosed findings from the Chesapeake Bay Critical  
Area Program only address the storage of recreational vehicles  
mentioned in the petition. No review of additional accessory  
structures on the property such as the pool and gazebo has been made,  
except for the previous review of the two sheds for the previous zoning  
case #91-258-SPHA. As a result of the Special Hearing, a shed has  
been moved to the rear (waterfront) of the house. However, the  
shed has now been placed in the 100 foot tidal shoreline buffer which  
is a violation of Critical Area Regulations. The shed must be moved  
outside the buffer, in compliance with the Critical Area Findings for  
Case No. 91-258-SPHA.

If you have any questions, please contact Ms. Patricia M. Farr at  
887-2904.

*J. James Dieter*  
J. James Dieter, Director

JJD:SRO:ju  
Attachment

cc: Mr. and Mrs. Charles Wallis

WALLIS2/WQBCA

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director DATE: May 6, 1992  
Office of Zoning Administration  
and Development Management

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 370  
Wallis Property  
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 6019 Loreley Beach Road.  
The site is within the Chesapeake Bay Critical Area and is classified  
as a Limited Development Area (LDA).

APPLICANT'S NAME Charles H. and Vickie J. Wallis

APPLICANT PROPOSAL

The applicant has requested a variance from section 415A.1 of the  
Baltimore County Zoning Regulations to permit storage of a maximum of  
three recreational vehicles in a front yard in lieu of the permitted  
one recreational vehicle in the rear or side yard.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all  
project approvals shall be based on a finding which assures that  
proposed projects are consistent with the following goals of the  
Critical Area Law:

1. "Minimize adverse impacts on water quality that result from  
pollutants that are discharged from structures or conveyances  
or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake  
Bay Critical Area which accommodate growth and also address  
the fact that even if pollution is controlled, the number,  
movement, and activities of persons in that area can create  
adverse environmental impacts." <COMAR 14.15.10.01.>

Mr. Arnold E. Jablon  
May 6, 1992  
Page 2

REGULATIONS AND FINDINGS

Definitions:

"Development activities" means the construction or substantial  
alteration of residential, commercial, industrial, institutional, or  
transportation facilities or structures. <COMAR 14.15.01.01.B.21>

Finding:

This project does not propose any development activities as defined  
above, and is therefore not subject to Critical Area Development  
Regulations.

CONCLUSION

This project does not require a Findings because of the reason stated  
above. If there are any questions, please contact Ms. Patricia M. Farr at  
887-2904.

*J. James Dieter*  
J. James Dieter, Director  
Department of Environmental Protection  
and Resource Management

JJD:tjl

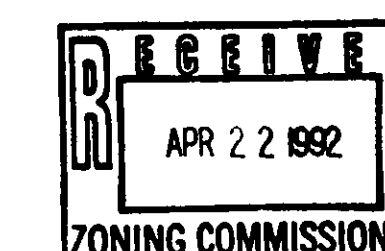
Attachment

cc: Mr. and Mrs. Charles Wallis

WALLIS2/WQBCA

April 21, 1992

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County, Maryland  
111 West Chesapeake Avenue  
Towson, Maryland 21204



Re: Case No. 92-355-A  
Variance - Heavy  
Postponement

Dear Mr. Schmidt,

This letter is to document my request  
for a postponement of the hearing scheduled  
for April 24, 1992. This request was made because  
I will be out of the state that day. I have  
already notified your office of this request and have  
received notice the hearing has been postponed. Thank  
you for accommodating this request.

Sincerely  
Charles H. Wallis  
6019 Loreley Beach Rd  
White Marsh, MD. 21162



